



LAEPP: PURPOSE, SCORING & FUNDING

Office of Farmland Preservation
Local Sponsor Training
April 17, 2013

Local Agricultural Easement Purchase Program: Purpose

- It is always instructive to look back at our goals:
 - 1) to build local capacity by certifying local sponsors to hold and administer their own local agricultural easement purchase programs;
 - 2) to reduce the administrative role of the state staff as the number of easements tops 300; and
 - 3) to attract the additional federal farmland protection funds to Ohio.

Initial 2013 Timeline to Implement LAEPP

- **January 30** – Advisory Board adopts resolution approving Local Sponsor Application
- **February 1** – March 15: Local Sponsor application period
 - 19 applications received representing 45 counties
- **April 2** – Applications, scoring & funding methodology sent to board
- **April 9** – Advisory Board makes recommendations to the director on funding the local sponsor (LS) applicants
- **April 12** – ODA notifies LS selected for funding and amount
- **April 17** – Training at ODA for funded local sponsors
- **April 17** – 30 Cooperative Agreements signed between ODA and LS
- **May 1** – Start of 30-90 day landowner application period
- **July** – Landowner application period ends for all LS

Application for Local Sponsor Certification Measured:

- **Organizational Capacity:**
 - Staff
 - Budget
 - # and type of easements managed
 - Mentor or Mentoring
- **Community Support for farmland preservation:**
 - Comprehensive plans
 - Ag Security Areas
 - Ag economic Development plan
- **Service Area Statistics:**
 - No previous AEPP
 - County Development pressure

LAEPP Applications Summary

- **19** applications received serving 45 counties
 - **2** Counties (Fairfield and Madison)
 - **3** Soil & Water Conservation Districts (Lake, Licking and Montgomery)
 - **14** Non-Profits:
 - Western Reserve Land Conservancy (16 counties)
 - Black Swamp Land Conservancy (4 counties)
 - Southern Ohio Farmland Preservation Association (4 counties)
 - Appalachia Ohio Alliance (3 counties)
 - Three Valley Conservation Trust (3 counties)
 - Ohio Valley Conservation Coalition (3 counties)
 - Tecumseh Land Trust (2 counties)
 - Killbuck Watershed Land Trust (2 counties)
 - West Central Ohio Land Conservancy (2 counties)
 - Clinton County Open Lands (1 county)
 - Owl Creek Conservancy/ Philander chase (1 county)
 - Logan County Land Trust (1 county)
 - Champaign Land Preservation Trust (1 county)
-
- Union County Land Heritage Trust (required non-profit status in progress)

Regional Interest

% of applicants

Q 1 = 15 co

33.3% of apps

Q 2 = 7 co

15.5 % of apps

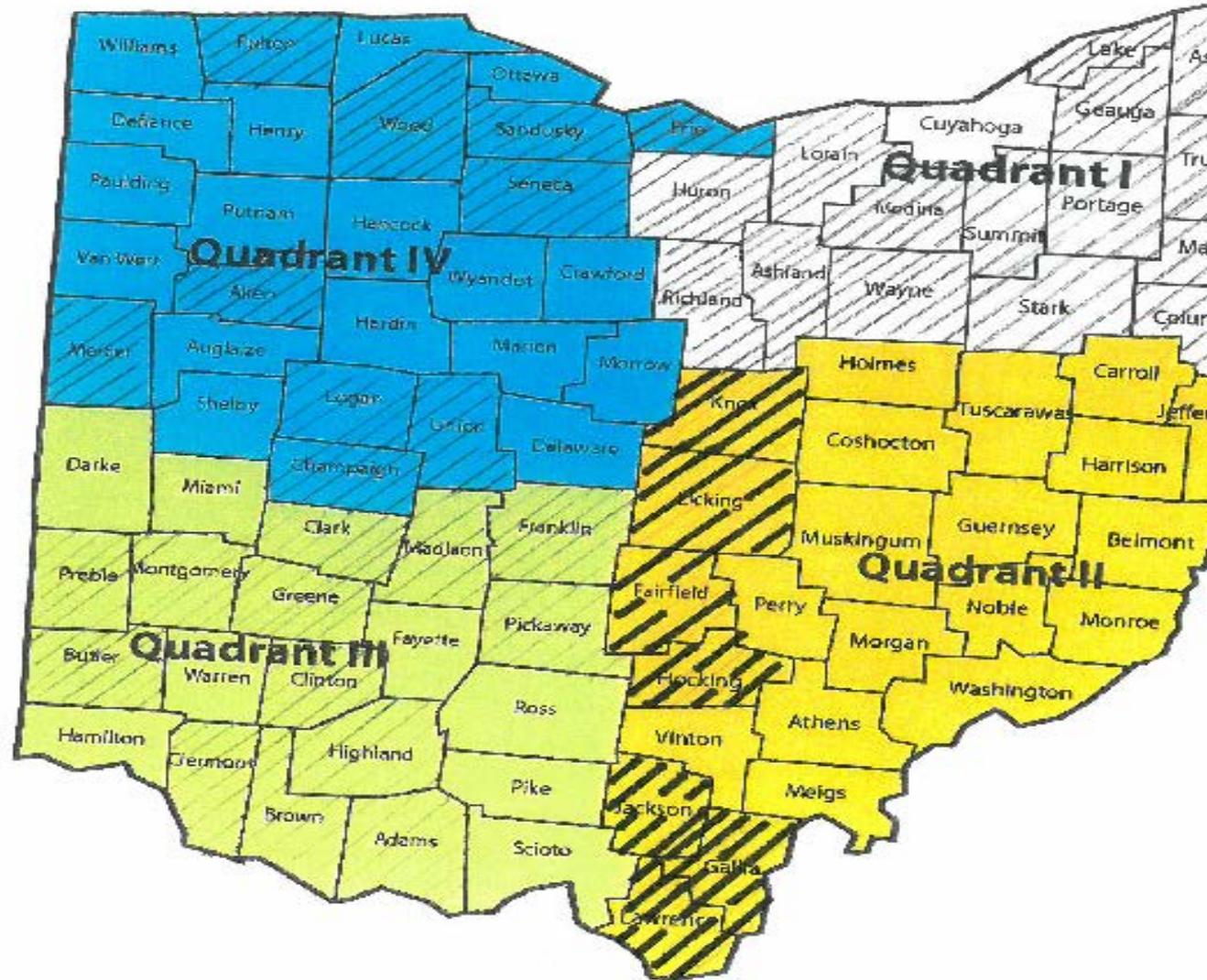
Q 3 = 13 co

28.8 % of apps

Q 4 = 10 co

22.2% of

applications



2013 Certified Local Sponsor Funding Formula -1

1. All 18 certified local sponsors (CLS) eligible for funding
2. All CLS are strongly encouraged to leverage the amount of state funding to attract Federal Farm & Ranch Land Protection Program (FRPP) funding.
3. Provide a base amount to all 18 applicants as follows:
 - a. Single county served (SWCD or county land trust): \$75,000 base
 - b. Two counties served: 100,000 base
 - c. Three counties served 125,000 base
 - d. Four or more counties served 150,000 base
4. Collectively, these base amounts = **\$ 1,800,000 out of \$2,700,000**

2013 Funding Formula Continued (2)

\$1.8 million base funding subtracted from the total funds available (\$2.7 million) = **\$900,000**

Of that amount:

- a. **\$500,000** divided among the applicants scoring above 35
- b. **\$300,000** divided among the applicants scoring between 30-35
- c. **\$100,000** divided among the applicants scoring below 30

2013 Funding Formula Continued (3)

In making the distributions above the base, the following formula will be used:

Average Market Value (AMV) (Application question G. 1)

X Average Farm Size (AFS) (Application question G. 2)

X .25 (match required at closing by FRPP)

X a reduction factor of .5 (½ the normal funding amount is available)

In short this part of the funding formula is as follows:

$$\text{AMV} \times \text{AFS} = \underline{\hspace{2cm}} \times .25 = \underline{\hspace{2cm}} \times .5 = \$ \underline{\hspace{2cm}}.$$

This amount is added to the base amount for each applicant.

The result is a formula that distributes the funds statewide, scales the amount to reflect single or multi county programs, scales the funds to reflect the cost of acquiring an average farm in the county, allows new local sponsors to participate and rewards large, highly skilled, multi county land trusts to receive larger awards.

Local Sponsor Applications in order of Scoring:

1. Tecumseh Land Trust
2. Western Reserve LC
3. Three Valley CT
4. Black Swamp Conservancy
5. Killbuck Watershed LT
6. Owl Creek-Philander Chase
7. Appalachia Ohio Alliance
8. So. Ohio Farmland Pres.
9. Fairfield County (tied)
9. Madison County (tied)
10. Licking Co SWCD (tied)
10. Montgomery Co SWCD (tied)
11. Lake Co. SWCD
12. Clinton Co. Open Lands
13. West Central Ohio LC
14. Logan Co LT
15. Ohio Valley Cons. Coalition
16. Champaign Co. LT

Note: Total of 16 due to two sets of ties (9 and 10)

4 organizations are new to Agricultural Easement Purchase Program

- **Clinton County Open Lands*** – Clinton County
- **Owl Creek** – Knox County
- **Ohio Valley Conservation Coalition** – Jackson, Lawrence, Gallia
- **Southern Ohio Farmland Preservation Association*** - Adams, Brown, Clermont and Highland counties
- *Previous AEPP applicants, but not funded

13 Experienced, 5 Organizations new to FRPP*:

1. Appalachia Ohio Alliance
 2. Southern Ohio Farmland Preservation Association
 3. Montgomery County SWCD
 4. Clinton County Open Lands
 5. Ohio Valley Conservation Coalition
- ***Farm & Ranch Lands Protection Program**

Proposed Funding Formula Applied

Total of 16 - two sets of counties tied: (9 and 10)

Rank	Local Sponsor	Projected Award Total	Potential FRPP
1	Tecumseh Land Trust	\$ 200,117.77	\$ 600,353.32
2	Western Reserve Land Conservancy	\$ 200,703.13	\$ 602,109.38
3	Three Valley Conservation Trust	\$ 208,905.99	\$ 626,717.97
4	BSC	\$ 239,397.37	\$ 718,192.11
5	KWLT (Killbuck Watershed Land Trust)	\$ 142,654.86	\$ 427,964.58
6	Owl Creek-Philander Chase	\$ 126,830.39	\$ 380,491.18
7	Appalachia Ohio Alliance	\$ 206,390.49	\$ 619,171.46
		\$ 1,325,000.00	\$ 3,975,000.00
8	SOFPA (Southern Ohio Farmland Preservation)	\$ 172,872.09	\$ 518,616.26
9	Fairfield County Comm.	\$ 121,253.89	\$ 363,761.68
9	Madison County Commissioners	\$ 188,579.31	\$ 565,737.92
10	Licking Co. SWCD	\$ 127,684.38	\$ 383,053.13
10	Montgomery County SWCD	\$ 117,882.00	\$ 353,646.01
11	Lake Co SWCD	\$ 96,728.33	\$ 290,185.00
		\$ 825,000.00	\$ 2,475,000.00
12	CCOL (Clinton County Open Lands)	\$ 103,300.56	\$ 309,901.68
13	WCOLC	\$ 128,362.40	\$ 385,087.21
14	Logan Co Land Trust	\$ 92,522.71	\$ 277,568.12
15	OVCC (Ohio Valley Conservation Coalition)	\$ 129,552.01	\$ 388,656.03
16	Champaign Land Preservation	\$ 96,262.32	\$ 288,786.95
		\$ 550,000.00	\$ 1,650,000.00
		\$ 2,700,000.00	\$ 8,100,000.00
			\$ 10,800,000.00

Proposed Funding Formula Goals:

- Recognizes & rewards local support for farmland preservation
- Recognizes a minimum amount of funding is essential to operating an easement purchase program; provides base amount per sponsor
- Recognizes & rewards experience and capacity for managing easements
- Recognizes the cost of purchasing an easement on an average farm is different in different counties and compensates for difference*
- Leverages farmland preservation funding available through FRPP
- Allows new organizations to participate
- Distributes funds to all quadrants
- Grows the capacity of local farmland preservation organizations

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Office of Farmland Preservation

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614-728-6210



2013 LAEPP Timeline April 17-December 31

1. Local Sponsors (LS) and funding announced: 4/12
2. ODA/LS Cooperative Agreement signed and returned to ODA by 4/30
3. LS promotes start of landowner application period
4. LS notifies ODA of landowner application period length (30-90 days) by 4/24
5. Landowner Application period begins for all LS on 5/1

2013 LAEPP Timeline - Slide 2

6. LS applies on-line for landowner
7. All landowner application periods close and all applications must be completed by 7/30
8. LS forwards all applications they believe they can fund to ODA in priority order so that they are received by ODA by 5:00 PM 8/14
9. ODA reviews applications for completeness and sends materials to the Advisory Board
10. ODA Advisory Board meets and makes recommendations to ODA Director on landowner applications to be funded by 8/30

2013 LAEPP Timeline - Slide 3

11. ODA Director reviews Board recommendations and finalizes list of landowner applications to be funded
12. LS sends Notice of Selection with completed copy to ODA. ODA prepares Cooperative Agreement Exhibit B and sends to LS for signature.
13. LS orders title work, clears exceptions and sends source documents, commitment, a copy of escrow agreement and Present Condition Report to ODA for review
14. LS requests that ODA's option to purchase be send to landowners

2013 LAEPP Timeline - Slide 4

15. LS requests release of funds by State of Ohio (after ODA receives signed option) ***

16. ODA requests release of funds from State Controlling Board, prepares purchase order and orders check

17. At LS request, ODA sends check to LS Title Agent to hold in escrow until closing

18. LS requests ODA prepare and send final deed

19. LS prepares escrow package, schedules closing and purchases easement. (Note Prior to closing ODA must approve final settlement statement.)

20. Celebrate Success!

Celebrate Success !



Resources to Promote and Complete Landowner Application

For Promotion:

- Brochure
- Sample State Deed of Agricultural Easement
- LAEPP 2013 Guidelines and Policies

Completing the Application:

- LAEPP 2013 Application Handbook
- LAEPP 2013 Application Tutorial
- LAEPP 2013 FAQs
- Other Local Sponsors
- Call the OFP

2013 LAEPP Guidelines and Policies

- What constitutes a complete landowner application?
- Homestead and Large Farm Exceptions – policies unchanged
- Multi-county farm applications

Landowner Application

- Not very different from AEPP 2011 Application
- Returning LS - use previous login information
- Login information is available if you no longer have it
- Can create login if you are a new LS or SWCD
- New messages upon logging in: Confirmed/Not Confirmed (see following slides)

- FarmLand Preservation Home
- Newsroom
- Public Meeting Notices
- Meetings and Events
- OAC/ORC
- Forms and Applications
- Farmland Advisory Board [+]
- Farmland Preservation Summit
- Local Land Use Plans

Programs

- Agricultural District
- Agricultural Security Areas
- Clean Ohio Purchase Program
- Donation Programs

Purchase Program (LAEPP)



The Clean Ohio Local Agricultural Easement Purchase Program (LAEPP) provides funding to assist landowners and communities in preserving Ohio's farmland, our most vital resource.

Ohio's fertile soils have always been essential to feeding a growing population, and are also called upon to meet a booming demand for renewable energy. At the same time, nearby competing land uses often exert incredible pressures upon these farms to convert to non-agricultural uses.

Farmland protection activities not only ensure that the scenic views and heritage of Ohio's countryside are maintained for future generations, but they also benefit our environment and provide critical habitat for local wildlife populations. The Clean Ohio program also helps family farms transition to the next generation and protects the economic foundation of Ohio's largest industry.

In early 2011, the Ohio Department of Agriculture (ODA) proposed localizing the selection of easements under AEPP. All previous funding rounds featured a funding round based on a centralized AEPP application. Under the LAEPP, ODA will certify land trusts, local governments and soil and water conservation districts to partner with the department to manage a local AEPP program to purchase agricultural easements from willing landowners.

After input from the Technical Committee and the Ohio Farmland Preservation Advisory Board, changes to Ohio Administrative Code Section 901 were submitted and went into effect in January 2013.

General Information

- [Brochure](#)
- [2013 LAEPP Local Sponsor Program Outline Presentation](#)
- [AEPP Current Easement List](#)
- [Sample State Deed](#)
- [AEPP Easement Map \(courtesy of Trust for Public Land, 2012\)](#)
- [2011 AEPP Guidelines and Policies](#)
- [2011 AEPP Application Handbook](#)
- [2011 AEPP Application Tutorial](#)

LAEPP Local Sponsor Application Materials

Under the Clean Ohio Local Agricultural Easement Purchase Program (LAEPP), counties, townships, soil and water conservation districts, and land trusts/non profits may apply to become Certified Local Sponsors and receive funding in 2013. Beginning February 1, 2013, interested local sponsors should complete the Application for Local Sponsor Certification by 5:00pm on Friday, February 1, 2013.

- [Application for Local Sponsor Certification](#)
- [Frequently Asked Questions](#)

2011 AEPP Application

Access to the 2011 AEPP Application is available by clicking the button below. The next Clean Ohio funding round will be the 2013 LAEPP. This application is under development, and is anticipated to be released in April or May 2013. Once the application period is open, Certified Local Sponsors (see Application for Local Sponsor Certification) will be eligible to submit applications. Information about the funding round will be posted as it becomes available. Please continue to check this webpage for updates.

2011 Clean Ohio AEPP Online Application [Click here to enter application.](#)

Technical Meetings

You will still find the application in the same place as previous years

2013 CLEAN OHIO LOCAL AGRICULTURAL EASEMENT PURCHASE PROGRAM APPLICATION



OHIO DEPARTMENT OF AGRICULTURE - Office of Farmland Preservation
8995 East Main Street, Reynoldsburg, OH 43068
Tel: 614-728-6210 Fax: 614-752-2282

2013 Local Sponsor Application Login

Local Sponsors

- [Login](#)
- New Local Sponsor
- [Create New Application](#)
- [Print Blank Application](#)
- [Tier One Estimator](#)

SWCD/NRCS

- [Login](#)
- New SWCD/NRCS

AEPP Information

- [Draft Deed of Agricultural Easement](#)
- [Guidelines and Policies](#)
 - Adjusted Land Values
 - Application Handbook
 - Attachment Checklist
 - Calculation Worksheet
 - Calculation Example
 - Tier 2 Essay Samples
 - FAQs
 - MSA Map
 - MSA Listing
- [ODA Privacy Statement](#)
- [Free Acrobat Reader](#)
- [Report Application Problem](#)

User Name:

Password:

All Local Sponsors must create a Local Sponsor Account. If you are a Local Sponsor and have not yet created your Local Sponsor Account, please do so now by [clicking here](#).

In order for a previous year's application to roll over to this year, the previous year's username and password must be entered.

If you have already created a Local Sponsor Account, and have forgotten your password, please call or email the Office of Farmland Preservation and your password will be reset.

You can write to us:

Ohio Department of Agriculture
Office of Farmland Preservation
8995 East Main Street
Reynoldsburg, OH 43068-3399

You can call us: (614) 728-6210

You can email us: farmlandpres@agri.ohio.gov

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Login Message: Local Sponsor is not confirmed. Please call (614) 728-6210

Farm List

- [Add New Farm](#)
- [Add New Farm with Local Sponsor](#)

“Not confirmed” message will appear if brand new or using new login information. If you get this message, please call.

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contact Us

- [Visit Us Online](#)

2013 CLEAN OHIO LOCAL AGRICULTURAL EASEMENT PURCHASE PROGRAM APPLICATION



Means you are good to go.



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CONFIRMED LOCAL SPONSOR.

Farm List

Farm ID	Year	Last Name	First Name	Acreage	Status	Draft	Print	View	Edit	Copy
1KIFL4	2013	Bennett	Amanda	100	Submit					
603TF6	2013	Bennett	Amanda	100	Pending					
137SI4Q	2013	ODA	Bennett		Pending					
10Q6Q0	2013	Smith	Jones		Pending					
C43S2S	2011	adnama	ben		Pending					
18REK47	2011	Amanda	amanda		Pending					
1Q6DTI0	2011	Bennett	Amanda		Pending					
7B64DR	2011	Bennett	Amanda	71.37	Pending					
54N6AC	2011	Bennett	Amanda	71.37	Submit					
N0MGH9	2011	Douglas	Perry	184.15	Submit					
1HDQ7Q5	2011	Douglas	Perry	184.15	Pending					
106BKEF	2011	foster	amanda		Pending					
1G0HJ5F	2011	gibson	amanda		Pending					
V58P2Q	2011	Irving	Linus	46.69	Pending					
1QKF39G	2011	ODA	Bennett		Pending					
JKE57L	2011	ODA	Bennett	200	Pending					
2UIMBD	2011	Samuels	Morgan	71.37	Pending					
603AHL	2011	Smith	Jones	113.56	Submit					

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contact Us

- Visit Us Online

- Add New Farm
- Add New Farm with Local Sponsor

Quick Review: Landowner Application

- Contact, ownership, and location information for landowner and applicant property
- Eligibility questions to ensure farm meets the basic criteria (see Guidelines and Policies as well as OAC 901-2-02)
- Use County Auditor's Records for acres, CAUV and Market Value
- Information on number of homesteads, liens and restrictions already on the applicant property
- Applicant property's proximity to other protected areas and other applicant farms and development pressure

Quick Review: Landowner Application (cont.)

- Other Factors (Standard vs. Localized)
- Local Government Planning
- Will work with SWCD/NRCS to describe status of Conservation Plan and Soils of the applicant property
- Receive score and estimated purchase offer with points-based appraisal
- Signature Page – Plan ahead for your closing date!
- Attachment Checklist – again, plan ahead

Step 14 (Other Factors) Standard vs. Localized

- No changes to Step 14 look for most LS
- For LS requesting to localize Step 14 questions and ranges –
 - 1) Submit questions to ODA for review by 4/24
 - 2) Within landowner application, message explaining that LS chose a localized Step 14 will appear and box will be provided to enter total Step 14 points for the application
 - 3) Copy of applicant's localized Step 14 score sheet (showing answers, points awarded) must be provided to ODA if application is sent to ODA for funding approval

designation, level of farm and county production, bargain sales of agricultural easements, and established dedication of landowner to keeping land in agriculture.

Local Sponsors

- Login
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- Create New Application
- Print Blank Application
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SWCD/NRCS

- Login
- New SWCD/NRCS

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Application Steps

- Farm List
- Initial Steps
 - 1. Create Farm ID
 - 2. Local Sponsor
 - 3. Eligibility
 - 4. Agreement
- Application Steps
 - 5. Ownership
 - 6. Title Holder(s)
 - 7. Farm Address Worksheet
 - 8. County Auditor
 - 9. Farmland Usage

Application Year: 2011

Tier One Total Score = Maximum 100 Points
Step 14 Total Score = Maximum 29 Points

Other factors that can influence local efforts to preserve farmland include population, Agricultural Security Area (ASA), farms that have a historical designation, and bargain sales of agricultural easements.

FarmID: C43S2S
Landowner's Last Name: adnama
Total Acreage: 0

Standard Application

14A: Metropolitan Statistical Area (MSA)

MSA Map and MSA Listing as defined by the Federal Government. (Maximum Points = 3.0)

Points are allowed as follows:

- Farm is located within the largest MSA County (0.0 points)
- Farm is located in an MSA County, but not the largest MSA County (3.0 points)
- Farm is not in an MSA County, but the county is adjacent to an MSA County (1.5 points)
- Farm is not in an MSA County, and the county is not adjacent to an MSA County (0.0 points)

View All Counties: --Select item--

14B: Enrollment in the Agricultural Security Area (ASA) (attachment required) (Maximum Points = 2.0)

- Farm is enrolled in an ASA (2 points)
- Farm is not enrolled in an ASA (0 points)

14C: Historic Designation

Is the applicant farm or any part of the farm, including the homestead or buildings, listed on the National Register as an historic or archaeological site; documented on the Ohio Historic Inventory; or has the farm been accepted by ODA as a Century Farm since 1993? (attachment required) (Maximum Points = 5.0)

- National Register of Historic Places (5 points)
- ODA Century Farm (3 points)
- Ohio Historic Inventory or Ohio Archeology Inventory (2 points)
- Not applicable (0 points)

* Note: If application farm has been Historically Designated, proof of such designation must be included in the attachments that are being submitted with the application. Only one historic designation may be claimed for Item 14C.

14D: Higher Local Match

Does the applicant farm have higher than the required 25% Local Match? (Maximum Points = 12.0)

- 60% Local Match (12 points)
- 55% Local Match (11 points)
- 50% Local Match (10 points)
- 45% Local Match (8 points)
- 40% Local Match (6 points)
- 35% Local Match (4 points)
- 30% Local Match (2 points)
- 25% Local Match (0 points)

14E: Repeat Applications

Has the landowner submitted this farm in any previous AEPP funding round without declining a full offer in the 2010 funding round? If Yes, (1 point). If No, (0 points).

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Step 14: Other Factors - Tier One Scoring
Local Sponsor has opted to complete an ODA-reviewed localized Step 14. Please enter the total points from the Local Sponsor's Step 14 below:

Step 14 Points: **Localized Application**

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SWCD/NRCS

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Attachments

- Attachments will be required to be provided for applications submitted to ODA for funding approval
- However, begin attachment preparation, creation, and collection immediately

Attachments

See attachment checklist for more detail (5/1)

- Resolution
- Farm Map
- County Auditor Records
- Aerial Map or Photo
- Soils Map
- Historical Designation
- Corporations, Partnerships, and Trusts
- Charitable Organizations (if applicable)
- ASA Enrollment Verification
- Current Owner's Deed of Record
- Any Other Relevant Information (including Step 9, 16 information)